

006.0

0005

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

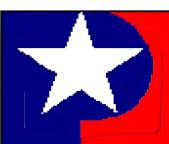
875,400 / 875,400

USE VALUE:

875,400 / 875,400

ASSESSED:

875,400 / 875,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
9-11		RANDOLPH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: 9-11 RANDOLPH ARK LLC	
Owner 2:	
Owner 3:	

Street 1: 424 BROADWAY	
Street 2:	

Twn/City: SOMERVILLE	
St/Prov: MA	Cntry
Own Occ: N	

Postal: 02145	Type:
---------------	-------

PREVIOUS OWNER

Owner 1: LEVEILLE WILFRED J JR -	
Owner 2: -	

Street 1: C/O BRIGHTVIEW SENIOR LIVING	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2434 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5000.000	415,500	3,900	456,000	875,400		5791
							GIS Ref
							GIS Ref
							Insp Date
							11/04/17

USER DEFINED

Prior Id # 1: 5791

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

610!

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				
LEVEILLE WILFRE	78893-343	1	10/12/2021			900,000	No	No						
	12957-423		1/1/1901	Family			No	No	N					

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
11/10/2021		SQ Mailed							MM	Mary M													
8/25/2021		Mail Update							JO	Jenny O													
11/4/2017		Inspected							HS	Hanne S													
10/21/2017		MEAS&NOTICE							HS	Hanne S													
1/23/2009		Meas/Inspect							336	PATRIOT													
9/22/1999		Meas/Inspect							263	PATRIOT													

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
-------	--------------------------------	---	---	---

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 13 - Multi-Garden	2	Rating: Fair															
Sty Ht: 2 - 2 Story		A Bath:	Rating:														
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl		A HBth:	Rating:														
Sec Wall:	%	OthrFix:	Rating:														
Roof Struct: 2 - Hip		OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl		Kits: 2	Rating: Fair			1st Res Grid	Desc: Line 1	# Units 1									
Color: GREY		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:		Frl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:	Upper											
Grade: C - Average		CONDOS INFORMATION				Lvl 2											
Year Blt: 1915	Eff Yr Blt:	Location:				Lvl 1											
Alt LUC:	Alt %:	Total Units:				Lower											
Jurisdict:	Fact: .	Floor:				Totals	RMs: 11	BRs: 4	Baths: 2	HB							
Const Mod:		% Own:															
Lump Sum Adj:		Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD		Phys Cond: FA - Fair-Avg	35. %	Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wal 2 - Plaster		Functional:	%	Interior:		1	6	2	2								
Sec Int Wall:	%	Economic:	%	Additions:		1	5	2	1								
Partition: T - Typical		Special:	%	Kitchen:													
Prim Floors: 3 - Hardwood		Override:	%	Baths:													
Sec Floors:	%	Total:	35.6 %	Plumbing:													
Bsmnt Flr: 12 - Concrete				Electric:													
Subfloor:				Heating:													
Bsmnt Gar:				General:													
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 5 - Steam																	
# Heat Sys: 2																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:								
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 006.0-0005-0013.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	12X22	A	AV	1915	24.47	T	40	104			3,900		3,900
More: N				Total Yard Items:	3,900	Total Special Features:								Total:	3,900		
SKETCH																	
SUB AREA																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
SFL	Second Floor	1,239	194.610	241,123													
FFL	First Floor	1,195	194.610	232,560													
BMT	Basement	1,144	58.380	66,791													
OPF	Open Porch	467	20.030	9,354													
EFP	Enclos Porch	153	45.010	6,887													
Net Sketched Area: 4,198				Total: 556,715													
Size Ad	2434	Gross Area	4198	FinArea	2434												
IMAGE																	
AssessPro Patriot Properties, Inc																	